

# Blount County

## Planning and Development Services

1221 McArthur Road

Maryville, TN 37804-5906

Phone: 865-681-9301 Fax: 865-273-5759



### MEMORANDUM

TO: Members of the Blount County Planning Commission

FROM: Planning Department (Tel. 681-9301)

DATE: January 1st – January 16th, 2019

SUBJECT: Staff reports on items to be considered for the Thursday, January 24th, 2019 Regular Meeting. 5:30 PM Room 430 Courthouse

#### Hearings:

E. Preliminary and Final Plats – Minor Subdivisions:

**1. Taylor Brinkmann Property off Sam James Road by Michael Brinkman: 3 lots and remainder off of county road.**

The preliminary and final plat for the Brinkmann Property is a 3 lot subdivision containing 1.2 acres with a remainder greater than five acres. Lots 1 and 3 have road frontage while lot 2 is served by an easement across lot 3. Sight distance at this location is satisfactory. A future common driveway is to be installed on lot 3 to serve all lots but is not required to be built at this time since only lot 2 is served exclusively off the easement. Lot 1 will not have direct driveway access off of Sam James Road.

#### Analysis:

Design of plat, plat description: The parcel is rolling land in the S – Suburbanizing zone and is vacant. While the lot areas are low and wet, according to the project surveyor, none of the parcel is located in a floodplain and all three lots are to be served by public sewer. The density and lot sizes are appropriate.

Septic, Sanitary Sewer: All of the lots are to be served by sanitary sewer.

Existing County Roads: Sam James Road is 16' wide and is adequate to serve these three lots.

Utilities: The developer shall ensure that electric, water and sewer to each lot is available, make required improvements per each utility (or post a surety to the respective utility) prior to staff signing the final plat. Confirmation that all utilities are available shall be required for final approval and certified on the final plats.

Construction of Improvements: The shared driveway is not required to be constructed for this plat (see above for utilities).

Drainage and Erosion Controls: Drainage information was not required for this minor plat.

Developer Notice:

- It is the responsibility of the developer and contractors to contact Tennessee One-Call to verify the location of all utilities at least 72 hours prior to any construction at 1-800-351-1111 or 811.

Maintenance agreement for common drive: The owner shall supply a maintenance agreement or property owner's association documentation inclusive of maintenance responsibilities for the shared driveway.

Administrative Considerations: The proposed Brinkmann Property was reviewed inclusive of subdivision regulations for small lots served by an easement to one lot, 2 lots with road frontage with public water, sanitary sewer and electric.

Outstanding items to be completed:

1. Supply copy of maintenance agreement to staff for review, signature plats with all certifications and a \$20.00 per lot platting fee.

In accordance with past actions of the Planning Commission in similar situations, the Planning Commission has options to 1) deny preliminary and final plat due to identified deficiencies, 2) defer preliminary and final plat approval until deficiencies are addressed, or 3) grant preliminary and final plat approval subject to meeting all requirements, applying identified conditions, and addressing deficiencies.

BLOUNT COUNTY, TENNESSEE

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for the Blount County Planning Region, with the exception of such variances, if any, as noted in the minutes of the Planning Commission, and that it has been approved by that body for recording in the office of the County Register.

Secretary, Planning Commission \_\_\_\_\_ Date \_\_\_\_\_

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all rights of way, streets, alleys, walks, easements, parks, and other open spaces to public or private use as noted.

Owner \_\_\_\_\_ Date \_\_\_\_\_

CERTIFICATION OF THE APPROVAL OF WATER UTILITIES

I hereby certify that the water improvements have been installed in an acceptable manner and according to the specifications of the Blount County Regional Land Development Regulations in the Subdivision shown hereon.

Manager, South Blount County Utility District \_\_\_\_\_ Date \_\_\_\_\_

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Blount County Regional Planning Commission and that the monuments have been placed as shown hereon to the specifications of the Blount County Regional Subdivision Regulations.

Registered Land Surveyor \_\_\_\_\_ Date \_\_\_\_\_

CERTIFICATION OF APPROVAL OF ROAD NAMES AND PROPERTY NUMBERS (E-911)

I hereby certify that (1) the names of existing public roads shown on this subdivision plat are correct, (2) the names of any new roads, whether public or private, do not duplicate any existing names, and (3) the property numbers of the lots shown on this plat are in conformance with the E-911 System.

Signature \_\_\_\_\_ Date \_\_\_\_\_

CERTIFICATION OF THE APPROVAL OF SANITARY SEWER UTILITIES

I hereby certify that the sanitary sewer improvements have been or will be installed in an acceptable manner and according to the specifications of the Maryville Subdivision Regulations in the subdivision shown hereon, provided the developer makes proper provisions and pays the required fees to the City of Maryville pursuant to the "Rules, Regulations, Rates and Policies" of the City of Maryville Water Quality Department.

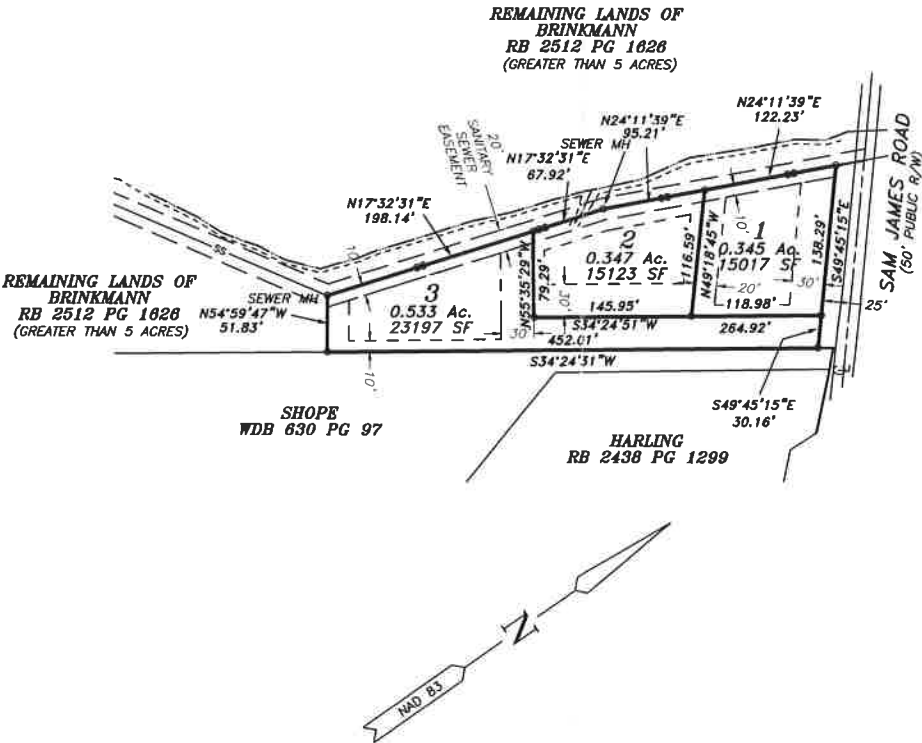
Engineer/Manager - Water Quality Control Department \_\_\_\_\_ Date \_\_\_\_\_

CERTIFICATE OF APPROVAL OF ELECTRIC

I hereby certify that the electric improvements have been installed in an acceptable manner and in compliance with all local, state and federal regulations, or provisions have been made for the installations, in the subdivision shown hereon.

City of Alcoa Approving Agent, Electric \_\_\_\_\_ Date \_\_\_\_\_

BLOUNT COUNTY HIGHWAY DEPARTMENT MUST BE CONTACTED PRIOR TO CONSTRUCTION OF THE DRIVE WAY ACCESS.

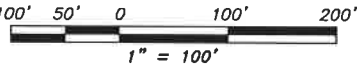


LEGEND:

RB	RECORD BOOK
EIR	EXISTING IRON ROD
NIR	NEW IRON ROD
Ac.	ACRES
SF	SQUARE FEET
WDB	WARRANTY DEED BOOK
PG	PAGE
C	CENTERLINE
---	BOUNDARY LINE
---	ROAD RIGHT-OF-WAY LINE
---	EASEMENT LINE
---	BUILDING SETBACK LINE
---	ROAD CENTERLINE
---	EDGE OF ROAD
C	CORRUGATED METAL PIPE (CMP)
SS	SEWER LINE (EXISTING)
---	LAKE/RIVER/CREEK LINE

OWNER:

MICHAEL C. BRINKMANN  
2056 BAT CREEK RD.  
VONORE, TN 37885  
865-441-0568  
RB 2512 PG 1626  
3 LOTS ±1.225 AC.  
TAX MAP 80 PORTION OF PARCEL 168.00  
DISTRICT 8, BLOUNT COUNTY



SURVEYOR'S CERTIFICATION:

I hereby certify that this is a Category 1 survey, the ratio of precision of the unadjusted survey is 1: 16,000, or greater as shown hereon, and this survey was done in compliance with current Tennessee Minimum Standards of Practice.

Tennessee R.L.S. # 1929 \_\_\_\_\_ Date \_\_\_\_\_



STERLING  
ENGINEERING, INC.

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1020 WILLIAM BLOUNT DRIVE  
MARYVILLE, TENNESSEE  
37802-8401  
P.O. BOX 4878  
MARYVILLE, TENNESSEE  
37802-4878  
PHONE: VOL-984-3905  
FAX: VOL-981-2815  
www.sterling.us.com

LOTS 1-3

FINAL SUBDIVISION PLAT  
BRINKMANN  
PROPERTY

BLOUNT COUNTY, TN.



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SHEET

FS

DESIGNED: CMR  
DRAWN: KAS  
CHECKED: CMR  
DATE: 11/28/18  
SCALE: 1" = 100'  
DRAWING: 5800C-FS  
PROJECT NO: SEI#5800C